

**CITY OF MENASHA****140 Main Street, 3rd Floor Council Chambers**

140 Main Street, Menasha

July 16, 2007

**MINUTES** [Back](#)  [Print](#)**I. CALL TO ORDER****A. [Call to Order](#)****Item Action:**  
None**Motions**

Motion Type	Motion Text Comments	Made By	Seconded By	Motion Result
	Meeting called to order by Chairman Wisneski at 6:00 p.m.			

**II. ROLL CALL/EXCUSED ABSENCES****A. [Roll Call](#)****Item Action:**  
None**Motions**

Motion Type	Motion Text Comments	Made By	Seconded By	Motion Result
	PRESENT: Ald. Michalkiewicz, Chase, Merkes, Taylor, Wisneski, Pack, Hendricks, Eckstein.			
	Comments			
	ALSO PRESENT: Mayor Laux, CA/HRD Brandt, Mayor Laux, CDD Keil, MUGM Young, Clerk Galeazzi and the Press.			

**III. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE****Minutes to approve:****A. [Administration Committee Minutes, 7/2/07](#)****Item Action:**  
None**Motions**

Motion Type	Motion Text	Made By	Seconded By	Motion Result
approve	Administration Committee Minutes, 7/2/07	Alderman Pack	Alderman Eckstein	Passed
	Motion carried on voice vote.			

**IV. DISCUSSION****A. [Update on Steam Utility Project and Water Treatment Plant \(Discussion Only\)](#)****Item Action:**  
None**Motions**

Motion Type	Motion Text Comments	Made By	Seconded By	Motion Result
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GM Doug Young reported on Steam Utility Project: Operations are going smoothly. The #4 generator was off-line to fix a cable failure. Still mixing the old coal with the new coal. Will not see the full impact of the new coal supply until end of July when the old coal is used up. The consultant has made a recommendation to the vendor on the noise issue. It is now between the vendor and designer. Waiting

to see the results. Dresser-Rand has repaired the damaged rotor and will be installed. A draft of the workout plan has been received from Sargent and Lundy. Staff is reviewing the complete report and will provide comments. Council was given a copy of the executive summary for review.

#### Comments

Water Treatment Plant: The final phase of the project is being completed. Crews are working on the landscaping. Staff is developing the control system. The final installation of piping in Broad Street will be completed next few weeks. The piping to the lake for the intake circulation project is being installed and project being finalized.

#### B. [R-15-07 - A Resolution Creating Tax Incremental District No. 11 in the City of Menasha, Wisconsin.](#)

**Item Action:**  
None

#### Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Comments			
	CCD Keil explained the TID. This TID is different from the other TID as this is a developer-financed. The developer and property owners will borrow funds to get the projects going. The developer gets reimbursed through TIF increment grants. The developer and property owners will assume most of the risk, not the City.			
move	to adjourn meeting to July 17 at 6:00 p.m. to correct sound system problems	Alderman Taylor	Alderman Merkes	Failed
	Motion failed on roll call 3-5. Ald. Taylor, Merkes, Hendricks - yes. Ald. Wisneski, Pack, Eckstein, Michalkiewicz, Chase - no.			
move	to recess to correct sound system problem	Alderman Hendricks	Alderman Taylor	Passed
	Motion carried on roll call 8-0.			
	Comments			
	6:39 p.m. - Recessed. 6:44 p.m. - Reconvened.			
	Comments			
	CCD Keil explained the City's application for the State Brownfield Grant has not been funded at this time. He will resubmit the application after the State budget is finalized and more grant funds are available.			

#### C. [Accounts payable and payroll for 7/5/07-7/12/07 in the amount of \\$444,982.14.](#)

**Item Action:**  
None

#### Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Comments			
	No Questions or Discussion.			

#### D. [Substitute Amendment 1 to O-10-07 An Ordinance Relating to Park Regulations. \(Schedule Public Hearing for 8/6/07 at 6:45 p.m.\)](#)

**Item Action:**  
None

#### Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Comments			
	Discussion ensued on changes made to the ordinance by the Parks and Recreation Board. CA/HRD Brandt explained the ordinance will automatically be repealed after one year unless otherwise requested to remain.			

#### E. [Development Agreement between Gilbert Development Company, LLC and The City of Menasha. \(Recommendation of RDA\)](#)

**Item Action:**  
None

#### Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Comments			
	Randy Stadtmueller, Managing Member of Gilbert Development Co., explained the interest rate on the funds borrowed will be high as this will be for commercial financing. They have a lease agreement with East Central Wisconsin Regional Planning Commission for the first floor of the proposed office building. ECWRPC would like to be in the building by March 2008.			

#### F. [Development Agreement between PJC Group, LLC and the City of Menasha. \(Recommendation of RDA\)](#)

**Item Action:**  
None

**Motions**

Motion Type	Motion Text	Made By	Seconded By	Motion Result
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Comments

CCD Keil explained this agreement is for the renovation of the warehouse facility, office building and demolition of the former Gilbert Paper Mill buildings. Does not include the parking lot on the south side of Ahnaip Street.

**V. ADJOURNMENT****A. [Adjournment](#)****Item Action:**  
None**Motions**

Motion Type	Motion Text	Made By	Seconded By	Motion Result
move	to adjourn at 7:55 p.m.	Alderman Taylor	Alderman Merkes	Passed

Motion carried on voice vote.

Comments

Comments

Respectfully submitted by Deborah A. Galeazzi, City Clerk